



7-1

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

Promoting the wise use of land
Helping build great communities

MEETING DATE January 9, 2005	CONTACT/PHONE Michael T. Conger (805) 781-5136	APPLICANT Mark & Julie Chandler	FILE NO. CO 05-0192 SUB2005-00029				
SUBJECT Request by Mark and Julie Chandler for a Tentative Parcel Map and Conditional Use Permit to convert an existing duplex with detached garages on a 6,702 square-foot parcel into two-unit airspace condominium development. The development will have a common area of 6,702 square feet, and two airspace units of 1,463 and 1,496 square feet each including garages. The proposed project is within the Residential Multi Family land use category and is located at 74 and 76 Brewer Street, approximately 500 feet south of Gibson Road in the community of Templeton. The site is in the Salinas River planning area.							
RECOMMENDED ACTION Approve Tentative Parcel Map and Conditional Use Permit CO 05-0192 based on the findings listed in Exhibit A and B, and the conditions listed in Exhibit C and D							
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on December 2, 2005.							
LAND USE CATEGORY Residential Multi Family (RMF)	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 041-091-038	SUPERVISOR DISTRICT(S) 1				
PLANNING AREA STANDARDS: Templeton Community Design Plan; Preservation of Natural Features; Density Limitation; Street Trees							
LAND USE ORDINANCE STANDARDS: Minimum Site Area; Residential Density; Setbacks; Underground Utilities; Subdivision Design Standards							
EXISTING USES: Duplex							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%; border: none;"><tr><td style="width: 50%;"><i>North:</i> Duplex / Residential Multi Family</td><td style="width: 50%;"><i>East:</i> Duplex / Residential Multi Family</td></tr><tr><td><i>South:</i> Duplex / Residential Multi Family</td><td><i>West:</i> Duplex / Residential Multi Family</td></tr></table>				<i>North:</i> Duplex / Residential Multi Family	<i>East:</i> Duplex / Residential Multi Family	<i>South:</i> Duplex / Residential Multi Family	<i>West:</i> Duplex / Residential Multi Family
<i>North:</i> Duplex / Residential Multi Family	<i>East:</i> Duplex / Residential Multi Family						
<i>South:</i> Duplex / Residential Multi Family	<i>West:</i> Duplex / Residential Multi Family						
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Area Advisory Group, Public Works, Environmental Health, County Parks, Templeton Community Services District, Air Pollution Control District, Central Coast Regional Water Quality Control Board							
TOPOGRAPHY: Level		VEGETATION: Ornamental					
PROPOSED SERVICES: Water supply: Community System (Templeton CSD) Sewage Disposal: Community System (Templeton CSD) Fire Protection: Templeton CSD Fire		ACCEPTANCE DATE: November 9, 2005					
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>							

PROJECT DESCRIPTION:

The applicant has requested a Tentative Parcel Map and Conditional Use Permit to convert an existing duplex on an approximately 6,702 square-foot parcel with detached garage into a common interest condominium development. The proposed development will consist of a commonly held 6,702 square-foot parcel. Proposed airspace Unit 1 will consist of 1,213 square feet of living space and a 250 square-foot detached garage. Proposed airspace Unit 2 will consist of 1,246 square feet of living space and a 250 square-foot detached garage. Additionally, the applicant proposes to exclusively designate an outdoor patio area of 1,030 square feet for Unit 1 and 1,143 square feet for Unit 2. One 160 square-foot parking space will also be designated for the exclusive use of each respective unit. Conditional Use Permit approval is required in order to approve the Tentative Parcel Map for condominium airspace parcels of less than 6,000 square feet.

SETTING:

The proposed development is located on Brewer Street in the community of Templeton. The parent parcel is part of Tract 845, which is composed primarily of duplexes on single lots ranging in size from 6,000 to 10,000 square feet. Six of the lots in the tract have already been converted to condominiums. The original Town of Templeton is located immediately to the south of the tract. The Union Pacific Railroad right-of-way is located to the east of the tract, approximately 200 feet east of the subject parcel. The surrounding area has been predominately developed with urban uses.

LAND USE ORDINANCE STANDARDS:

Minimum Parcel Size

Section 22.22.080 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Multi Family land use category. The standards are based on the type of access serving the property, the topography of the site, and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 6,000 square-foot parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Access	Located on a local street	6,000 square feet
Slope	Average slope is between 0 and 15%	6,000 square feet
Water Supply and Sewage Disposal	Community Water	6,000 square feet

Condominiums

Condominium projects in compliance with Subdivision Map Act Sections 66427 et seq, may use smaller parcel sizes to be determined by the Review Authority through Conditional Use Permit approval as set forth in Land Use Ordinance Section 22.62.060, provided that the following standards are met:

The common ownership external parcel is in compliance with the provisions of this Section – The proposed common ownership parcel is 6,702 square feet. The minimum parcel size required is 6,000 square feet. As proposed, the project meets this standard.

The density of residential units is in compliance with Section 22.10.130 where the project is located in the Residential Multi-Family Category – The proposed project meets the standard of Section 22.10.130 as described in the “Residential Density” section of this report.

Residential Density

The proposed project is located on a paved local street, less than 1,000 feet from the Templeton Central Business District, and is served by community sewer. The project, therefore, qualifies for the medium intensity factor. The following table outlines the residential density standards for projects qualifying for medium intensity:

STANDARD	REQUIRED	PROPOSED
Maximum Density	26 units/acre 6,702 square feet → 4 units	2 units
Maximum Floor Area	48% of 6,702 = 3,217 square feet	2,459 square feet
Minimum Open Area	45% of 6,702 = 3,016 square feet	3,263 square feet ⁽¹⁾

Notes: (1) 6,702 square feet minus floor area of structures and parking spaces (Unit 1 = 1,213 sqft, Unit 2 = 1,246 sqft, garages = 500 sqft, 3 driveway spaces = 480 sqft)

Setbacks

Setback requirements may be modified through the Conditional Use Permit process. The applicant proposes the following setbacks: Front – 20.5'; Rear – 9.3'; Side (North) – 4.3'; Side (South) – 4.4'.

Parking

For the purposes of determining the required number of parking spaces, condominiums are considered multi-family dwellings. The following table summarizes the parking requirements for the proposed condominium conversion:

STANDARD	DESCRIPTION	REQUIRED
Unit 1	2 bedrooms	1.5 parking spaces
Unit 2	2 bedrooms	1.5 parking spaces
Guest Parking	Less than 4 units	1 parking spaces

TOTAL REQUIRED: 4 spaces

TOTAL PROVIDED: 5 spaces (1 garage and 1 uncovered for each unit, 1 guest space)

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

Sections 18.07 et seq. of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

REAL PROPERTY DIVISION ORDINANCE STANDARDS:

Landscaping

Street trees shall be provided for all parcels of one acre or less to be served by a community water system. Trees shall be provided at a ratio of one for every 25 feet of frontage. Grouping of the required trees is preferred over equal spacing. The species of trees shall be native and/or drought tolerant. The proposed common interest development has a street frontage of approximately 95.15 feet, which would require four street trees. As proposed and conditioned, the project complies with this standard.

Public Utilities

All public utilities, including cable television systems, shall be placed underground for all parcel maps located within urban areas. All utilities shall be shown on the improvement plans for the subdivision. As proposed and conditioned, the project complies with this standard.

Subdivision Map Act Findings – Condominium Conversions

The hearing body shall not approve a parcel map for condominium conversion unless the following findings regarding tenant noticing can be made:

- Each tenant has received written notice of intention to convert 60 days prior to the filing of the tentative map.
- Each tenant has received all applicable notices required by the Map Act.
- Each tenant will be given 180 days' written notice of intention to convert prior to termination of tenancy
- Each tenant will be given notice of an exclusive right to contract for the purchase of his or her respective unit for a period of 90 days.

The applicant has provided a copy of a letter dated May 8, 2005 notifying the tenants of intention to convert, the filing of the tentative map, and their right of first refusal. A copy of the letter is attached to this document. The tentative map application was filed 74 days later on July 21, 2005. The tenants have been notified by the County of the January 9, 2006 hearing, in addition to property owners within a 300-foot radius of the project site.

- Each tenant has received 10 days' written notice regarding the submittal of an application for a public report to the Department of Real Estate.
- Each tenant will be given written notification within 10 days of final map approval.

9-5

In a letter dated October 4, 2005, the agent for the project has indicated that the applicant is aware of this noticing requirement and will provide noticing at least 10 days prior to the submittal of a public report to the Department of Real Estate, and within 10 days of Final Map approval. The project has been conditioned to meet these noticing requirements.

Road Improvements

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, road improvements are not required.

PLANNING AREA STANDARDS:

Templeton Community Design Plan

All Conditional Use Permit and subdivision applications shall be in conformity and compliance with the Templeton Community Design Plan. The following is a discussion of applicable guidelines from the design plan:

Guideline VI.D.1: Wall Articulation – The design of the existing duplex consists of varied wall relief. The duplex includes bay windows, cantilevered stairwells, and varied siding and color.

Guideline VI.D.2: Energy Efficiency – The existing units have been constructed with dual pane exterior windows.

Guideline VI.D.6: Private Patios – Each unit has a private 8' x 12' patio area at the rear of the garage. Additionally, each unit includes an exclusive use rear yard area of 1,030 square feet and 1,143 square feet, respectively.

Guideline VI.D.8: Architectural Form Criteria – The architectural form of the existing duplex incorporates several features, such as wall articulation, bay windows, gabled roofs, and varied colors and materials.

Guideline VI.E.1: Materials – The siding is manufactured pressed hardboard material with a primed and painted surface. The existing fascia and trim are painted wood. The roofing material is composition shingle.

Guideline VI.E.2: Roofs – The rooflines utilize a gable style. The two units are offset, creating a staggered ridgeline. Chimneys provide further relief to the roof area.

Guideline VI.E.3: Windows – The existing duplex has rectangular windows, and each unit has a bay window in front.

Guideline VI.E.4: Main or Front Doors – The front door of each unit is a single solid core wood door.

Guideline VI.F.1: Garage Doors – The garage door on Unit 1 is a white decorative aluminum roll-up door. The applicant has proposed to replace the garage door on Unit 2 to match the door on Unit 1.

As proposed and conditioned, the project conforms and complies with the Templeton Community Design Plan.

Density Limitation

Allowable density is limited to a maximum of 26 units, with maximum floor area and minimum open area to be in compliance with the medium intensity criteria. This project complies with the medium intensity criteria (see Residential Density discussion).

COMMUNITY ADVISORY GROUP COMMENTS:

This project was referred to the Templeton Area Advisory Group (TAAG) on July 22, 2005. As of December 9, 2005, no comments from TAAG have been received.

AGENCY REVIEW:

Public Works – Recommended approval with stock conditions.

Environmental Health – Recommended approval with stock conditions, and requests will-serve letter from TCSD.

County Parks – No comments: project is within TCSD jurisdiction.

Templeton Community Services District (TCSD) – Provided a will-serve letter date December 12, 2005

TCSD/Templeton Fire Department – Provided fire safety letter dated July 27, 2005.

APCD – No comment.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map (Tract 845), recorded in Book 13, Page 8 of Maps.

177

FINDINGS - EXHIBIT A

CONDITIONAL USE PERMIT FINDINGS FOR SUB2005-00029 / CO05-0192

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the project is a common-interest development of existing structures, involving negligible or no expansion of use beyond that existing.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the two-unit common-interest development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the two-unit common-interest development is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Brewer Street, a local road constructed to a level able to handle any additional traffic associated with the project.

FINDINGS - EXHIBIT B

PARCEL MAP FINDINGS FOR SUB2005-00029 / CO05-0192

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the project is a common-interest development of existing structures, involving negligible or no expansion of use beyond that existing.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Multi Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because no improvements are required.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of a two-unit common-interest development.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a two-unit common-interest development.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project involves the conversion of existing residential units to a common-interest development, and the site does not have significant fish or wildlife habitat.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Condominium Conversion

- J. Each of the tenants of the proposed condominium has received written notification of intention to convert at least 60 days prior to the filing of a tentative map. Each tenant, and each person applying for the rental of a unit, has, or will have, received all applicable notices and rights now or hereafter required by the Subdivision Map Act.

7-9

- K. Each tenant has been, or will be, given 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate when required by California Government Code and Business and Professions Code, and that such report will be available on request.
- L. Each of the tenants of the proposed condominium has been, or will be, given written notification within 10 days of approval of a final map for the proposed conversion.
- M. Each of the tenants of the proposed condominium has been, or will be, given 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion. The provisions of this subdivision shall not alter or abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent or the obligations imposed by Sections 1941, 1941.1, and 1941.2 of the California Civil Code.
- N. Each of the tenants of the proposed condominium has been, or will be, given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, unless the tenant gives prior written notice of his or her intention not to exercise the right.

CONDITIONS - EXHIBIT C

CONDITIONAL USE PERMIT CONDITIONS FOR SUB2005-00029 / CO05-0192

Approved Development

1. This approval authorizes the Conversion of an existing duplex with detached garages on a 6,702 square-foot parcel into two-unit airspace condominium development. The development will have a common area of 6,702 square feet, and two airspace units of 1,463 and 1,496 square feet each including garages. .
2. All development shall be consistent with the approved air-space condominium tentative parcel map.

Conditions required to be completed prior to recordation of the final map

Fire Safety

3. The applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Templeton Fire Department. The applicant shall obtain final inspection and/or approval from Templeton Fire Department.

Services

4. The applicant shall provide a final letter from Templeton Community Services District stating they are willing and able to serve the property with water and sewer services.

Fees

5. The applicant shall pay all applicable school and public facilities fees.

Templeton Community Design Plan

6. The applicant shall replace the garage door on Unit 2 to match the style, material, and color of the garage door on Unit 1.

Inspection

7. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

8. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
9. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with

these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

CONDITIONS - EXHIBIT D

PARCEL MAP CONDITIONS FOR SUB2005-00029 / CO05-0192

Approved Project

1. This approval authorizes the conversion of an existing duplex with detached garages on a 6,702 square-foot parcel into two-unit airspace condominium development. The development will have a common area of 6,702 square feet, and two airspace units of 1,463 and 1,496 square feet each including garages.
2. All development shall be consistent with the approved air-space condominium tentative parcel map.

Improvement Plans

3. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Design

4. The lots shall be numbered in sequence.

Parks and Recreation (Quimby) Fees

5. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of dwelling units proposed.

Affordable Housing Fee

6. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Landscape Plans

7. The applicant shall provide a total of four street trees, to be installed between the back of the curb and the existing structures. Trees shall be of a native and/or drought tolerant species, and shall be grouped where feasible.

8. All approved landscaping shall be **installed or bonded for prior to filing of the final parcel map** and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within 90 days of completion of the improvements.

Services

9. **Prior to recordation of the final map**, the applicant shall provide a final letter from the Templeton Community Services District stating that water and sewer services are available for the project.

Utilities

10. All public utilities, including cable television systems, shall be placed underground.

Noticing

11. The applicant shall submit evidence to the Department of Planning and Building that each tenant has received 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such a report will be available upon request.
12. The applicant shall submit evidence to the Department of Planning and Building that each tenant has received written notification within 10 days of final map approval.

Additional Map Sheet

13. The applicant shall prepare an additional map sheet to be approved by the County Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel map. The additional map sheet shall include the following:
 - a. Provisions for maintenance of common areas, including driveway, guest parking, and landscaping.
 - b. Parcel 1, the common parcel, shall be held in common by the Homeowner's Association.

Covenants, Conditions and Restrictions

14. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. Maintenance of common areas.

Miscellaneous

15. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
16. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
17. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

Staff report prepared by Michael Conger
and reviewed by James Caruso

STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.

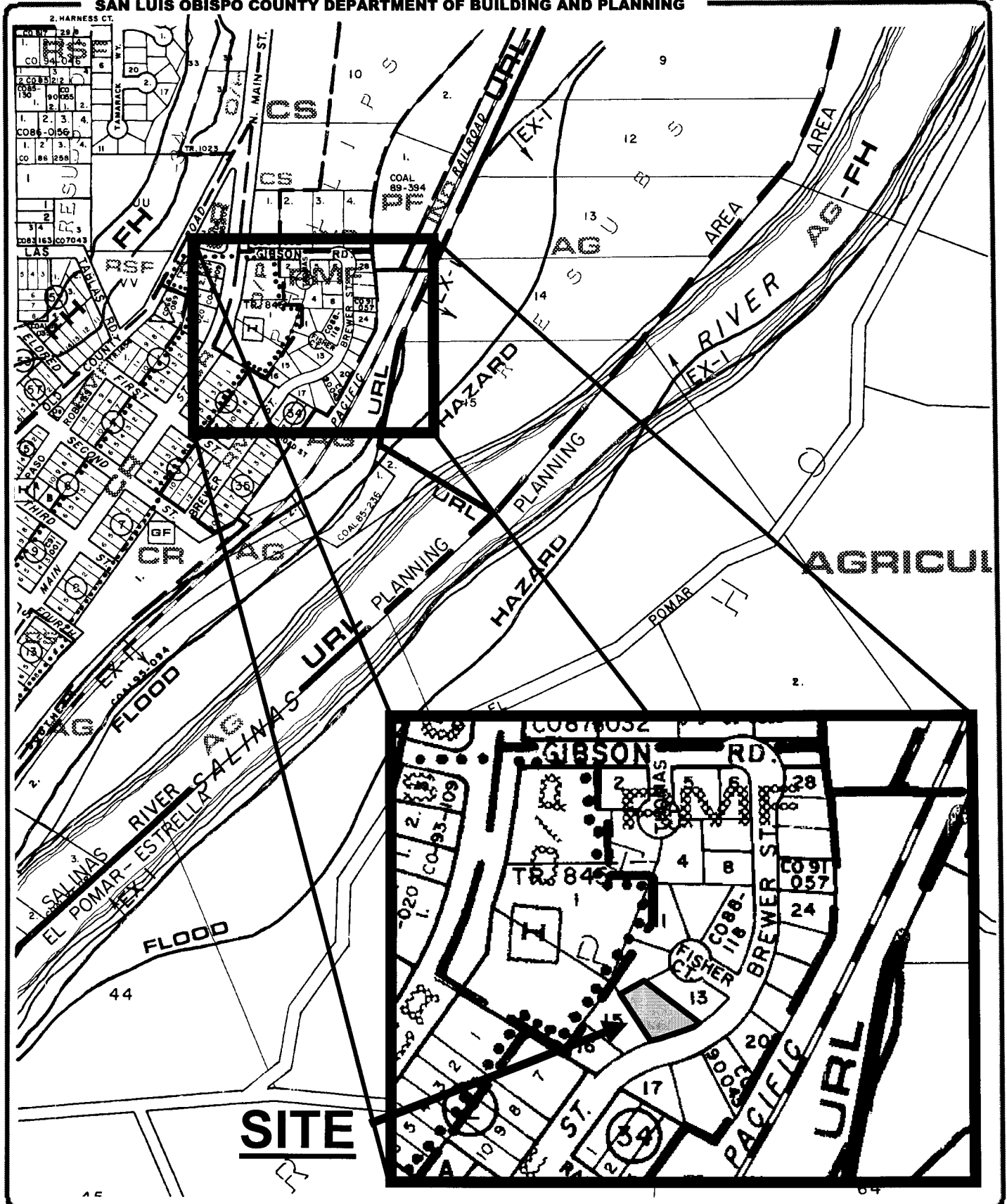
17-16

12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.



SITE

Vicinity Map

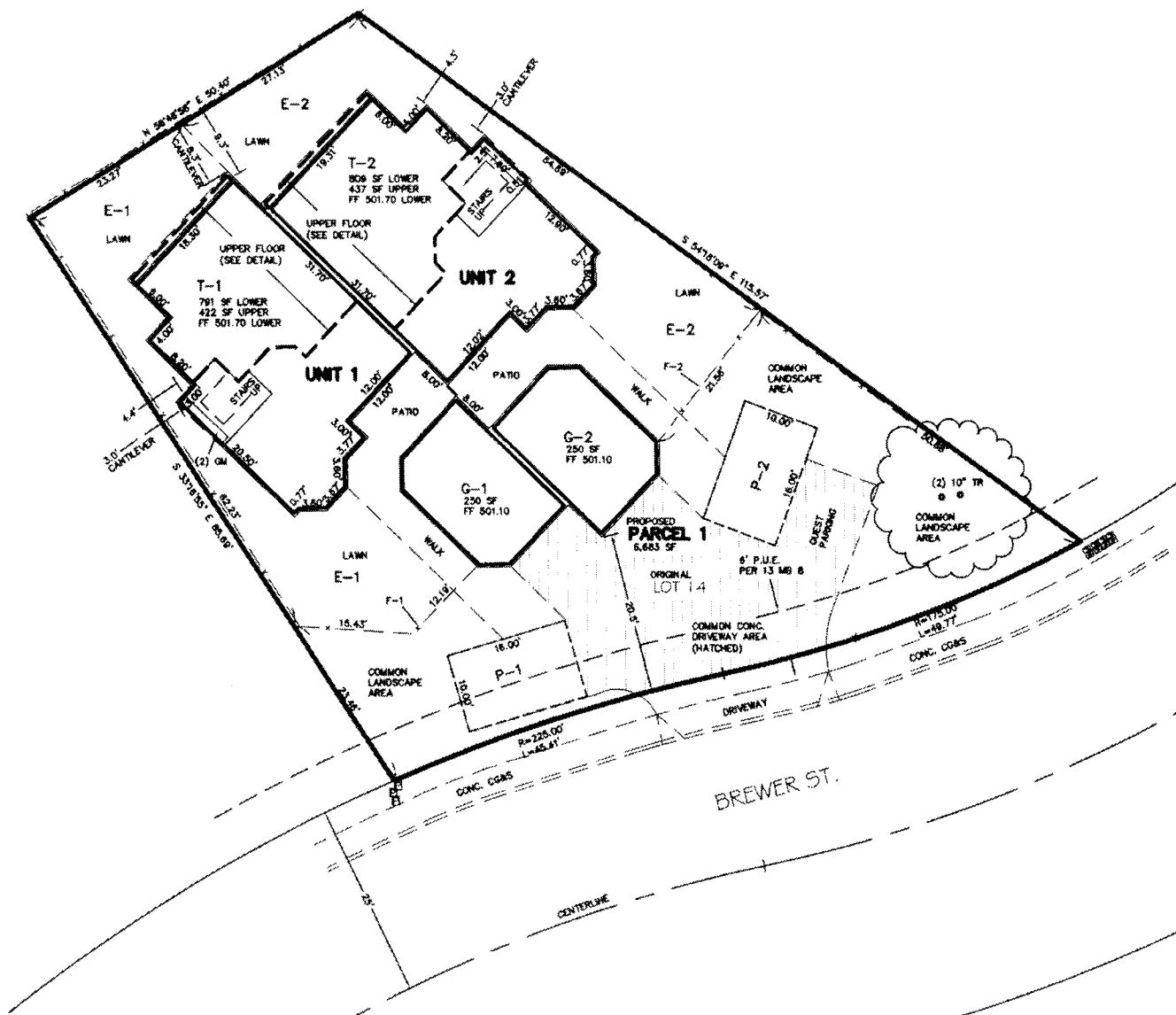


PROJECT

Parcel Map
CHANDLER SUB2005-00029 CO05-0192

**EXHIBIT**

Land Use Category



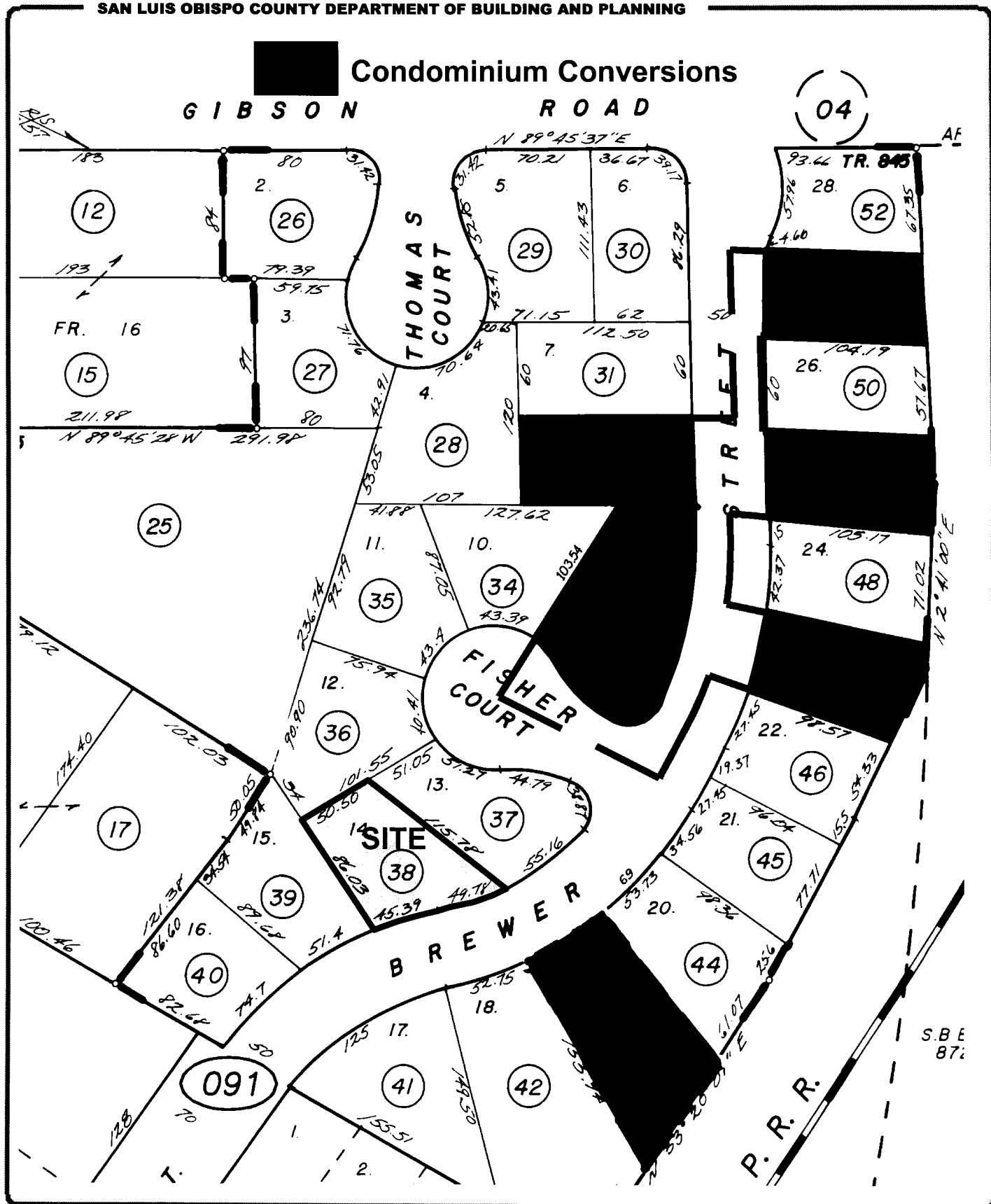
PROJECT

Parcel Map
CHANDLER SUB2005-00029 CO05-0192



EXHIBIT

Condominium Plan



PROJECT

Parcel Map
CHANDLER SUB2005-00029 CO05-0192

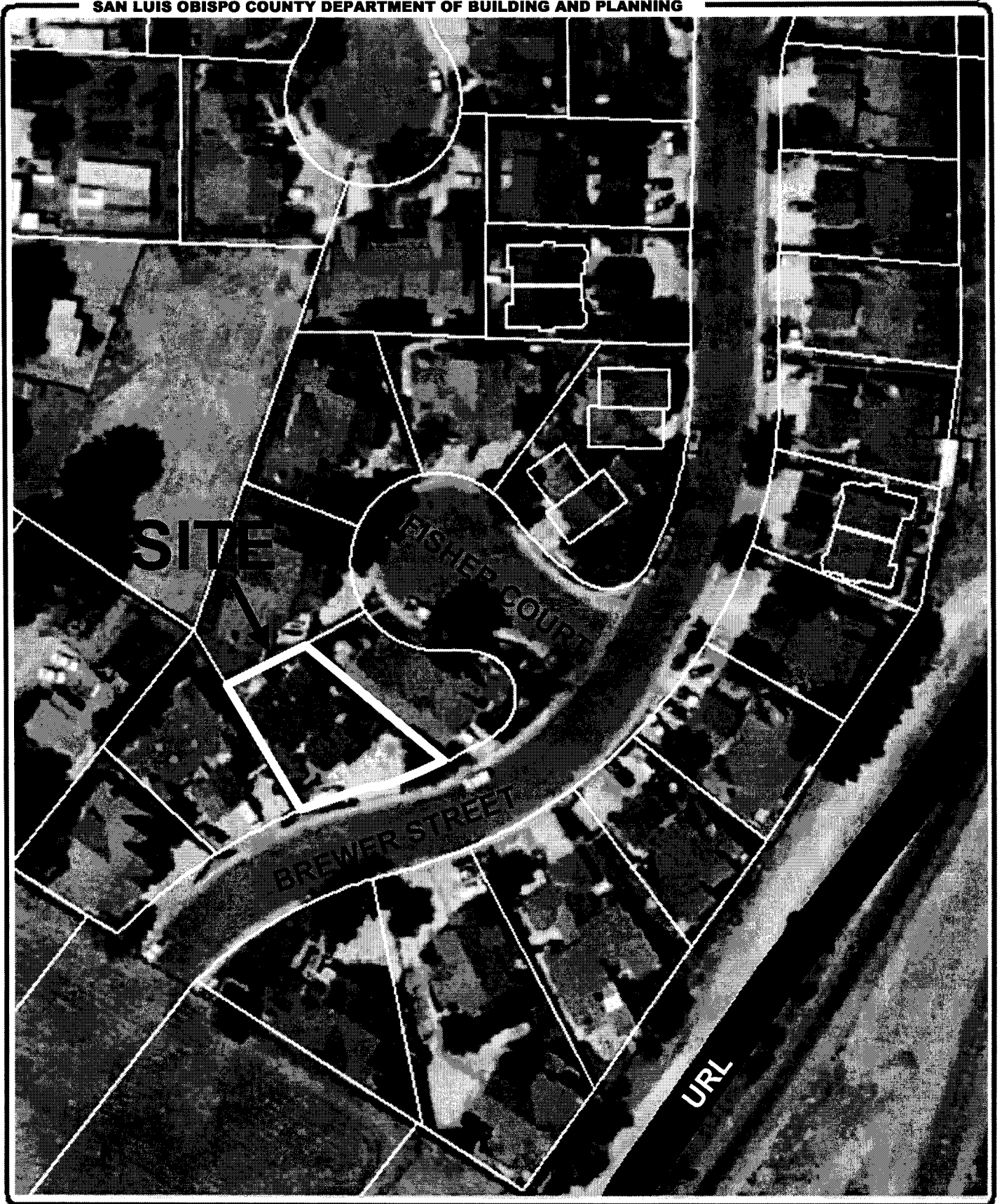


EXHIBIT

Area Condo Conversions

7-21

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



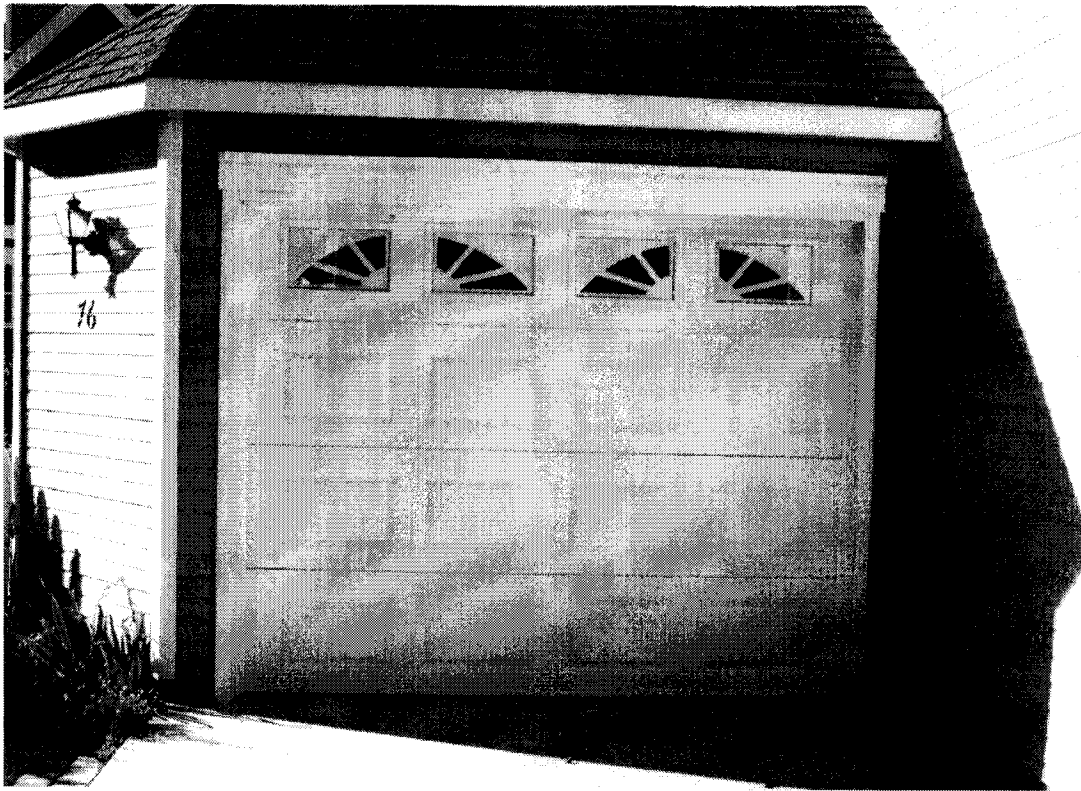
PROJECT

Parcel Map
CHANDLER SUB2005-00029 CO05-0192



EXHIBIT

Aerial Photograph



▲ Garage – Unit 1

Front of Unit 2 ▼



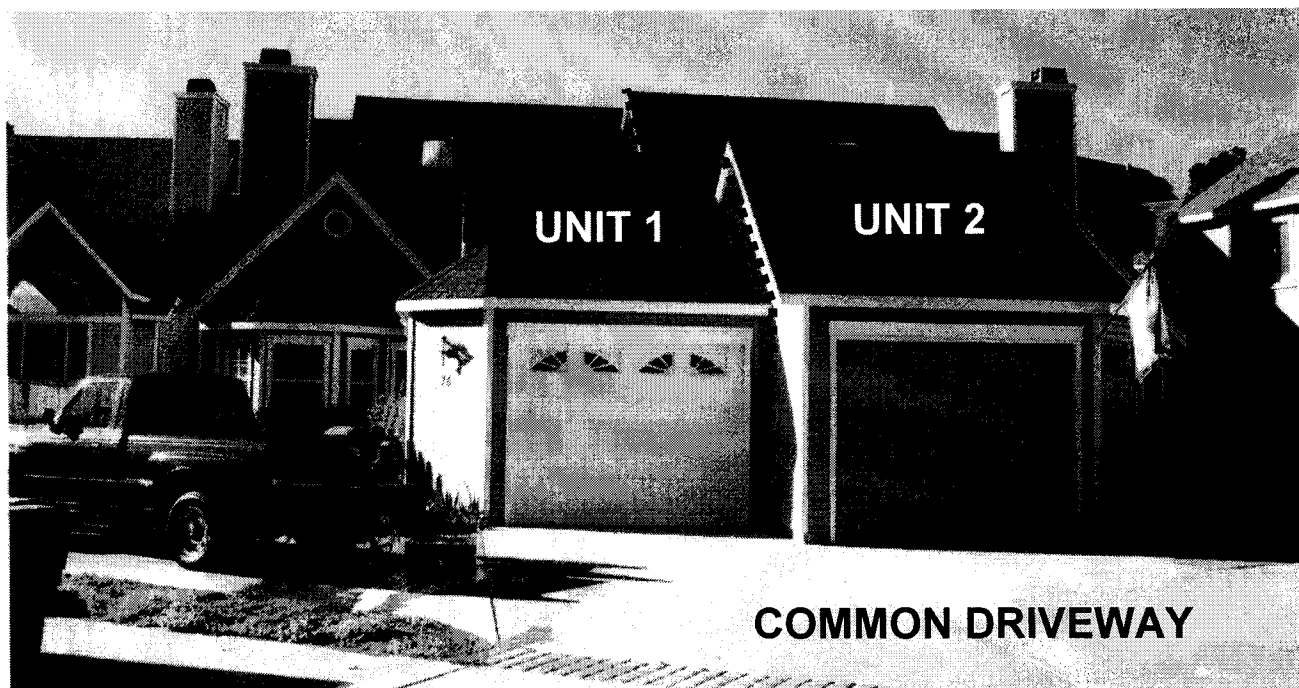
PROJECT

Parcel Map
CHANDLER SUB2005-00029 CO05-0192



EXHIBIT

Site Photos



▲ View from Brewer Street

Front of Unit 1 ▼



PROJECT

Parcel Map
CHANDLER SUB2005-00029 CO05-0192



EXHIBIT

Site Photos

7-24
May 8, 2005

Leah Cordle
76 Brewer Street
Templeton, CA 93465

Re: 60 Day Notice of Intent to File Condominium Conversion Application and
180 Day Notice of Intent to Convert

Dear Leah,

After considerable thought, we have decided to take the preliminary steps necessary to convert 74-76 Brewer Street into a two-unit condominium project. Therefore, in sixty (60) days from the date of this letter, we have instructed our engineer to file the necessary application on our behalf with the County of San Luis Obispo ("County"). As we proceed with the conversion, you will be given the first opportunity to purchase your unit for a period of ninety (90) days after the date on which the California Department of Real Estate ("DRE") first authorizes sales of the units, or if DRE authorization is not necessary, for a period of ninety (90) days following recordation of the final map creating the condominiums.

You are entitled by law to be notified as various steps in the conversion process take place. You also have a right to appear at hearings on the conversion application and to receive prior to the hearings, recommendations by the County planning staff on our application. Consequently, you will receive notices, either from us or from the County, from time to time as the application progresses.

If our preliminary plans are carried into effect and the duplex is in fact converted, you will not be forced to move during the remainder of the term of your lease. In any event, you will have a minimum of 180 days after the date of this letter before you will be asked to move. This time period will give everyone ample time to review the situation. During the transition, you may be assured that we will continue to maintain the property in good condition.

Please keep in mind that we are only presently taking the preliminary steps necessary to convert the duplex into a condominium project. You may be wondering the exact timing for the conversion, as well as the price at which the units will be offered for sale, however, as I have said, we are just getting started in the process and do not have that specific information for you at this time.

As soon as more information is available, you will be notified immediately. Thank you for your understanding and anticipated cooperation. If you have any questions, please do not hesitate to contact me.

Yours truly,


Mark & Jolie Chandler

May 8, 2005

Patti McCaffrey
9800 El Camino Real
Atascadero, CA 93422

Re: 60 Day Notice of Intent to File Condominium Conversion Application and
180 Day Notice of Intent to Convert

Dear Patti,

After considerable thought, we have decided to take the preliminary steps necessary to convert 74-76 Brewer Street into a two-unit condominium project. Therefore, in sixty (60) days from the date of this letter, we have instructed our engineer to file the necessary application on our behalf with the County of San Luis Obispo ("County"). As we proceed with the conversion, you will be given the first opportunity to purchase your unit for a period of ninety (90) days after the date on which the California Department of Real Estate ("DRE") first authorizes sales of the units, or if DRE authorization is not necessary, for a period of ninety (90) days following recordation of the final map creating the condominiums.

You are entitled by law to be notified as various steps in the conversion process take place. You also have a right to appear at hearings on the conversion application and to receive prior to the hearings, recommendations by the County planning staff on our application. Consequently, you will receive notices, either from us or from the County, from time to time as the application progresses.

If our preliminary plans are carried into effect and the duplex is in fact converted, you will not be forced to move during the remainder of the term of your lease. In any event, you will have a minimum of 180 days after the date of this letter before you will be asked to move. This time period will give everyone ample time to review the situation. During the transition, you may be assured that we will continue to maintain the property in good condition.

Please keep in mind that we are only presently taking the preliminary steps necessary to convert the duplex into a condominium project. You may be wondering the exact timing for the conversion, as well as the price at which the units will be offered for sale, however, as I have said, we are just getting started in the process and do not have that specific information for you at this time.

As soon as more information is available, you will be notified immediately. Thank you for your understanding and anticipated cooperation. If you have any questions, please do not hesitate to contact me.

Yours truly,



Mark & Jolie Chandler

Wilson Land Surveys, Inc.

7600 Morro Road, Atascadero, CA 93422

Phone: (805) 466-2445 • Fax: (805) 466-0812 • Email: jamesm@wilsonlandsurveys.com

Tuesday, October 04, 2005

COUNTY PLANNING

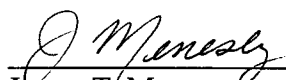
RE: SUB2005-00029/CO05-0192 – Chandler Parcel Map

Comment Response.

1. Project description. This application is for a condominium subdivision comprised of two (2) units of privately owned airspace including living space and garage space, and one (1) underlying parcel owned in common by the future owners of the units. The existing site is fully developed with paved road, concrete curb, gutter, and sidewalk, and paved driveway. The existing residential structure is a two-story building with two (2) residential units sharing a party wall. The existing detached garage structure consists of two (2) garage units sharing a party wall. No construction is proposed with this application.
2. This map would create a commonly owned underlying parcel, and two units of residential/garage airspace will be conveyed in fee along with an undivided interest in the parcel. Exclusive use easements appurtenant to the units will overlay the lot and include private side and rear yards, and patios as shown on the map. The common area includes landscape, parking, and driveway areas. Restricted parking spaces are part of the common area but two (2) of the spaces will be exclusively assigned.
3. Please see revised tentative map.
4. n/a
5. Please see revised tentative map.
6. Applicant agrees to be responsible to provide evidence of compliance with all remaining tenant notification required by the subdivision map act. Prospective tenants will be given written notification of the intent to convert. Tenants will receive notice within ten days of final map approval. Tenants will receive a 10 day notice regarding submittal of a public report if such is required by the Department of Real Estate.
7. Please see attached letter.
8. Fence materials. The fences along the side and rear yards are made of a wood board material and are six feet high. The fences along the front of the individual yards are made of a wood picket material and are approximately three feet high.
9. Please see photos for existing building colors. Siding is a manufactured pressed hardboard material with a primed and painted surface. Existing fascia and trim is a painted wood material. One of the unit garage doors has recently been replaced. It is a 'roll-up' panel door with aluminum surface and upper

accent window (color white). The second garage door would be replaced and identical in appearance to the first.

10. Please see included photographs.
11. Templeton Community Design Plan. Please note that this project's architectural design, as well as use of colors and building materials, coordinates and harmonizes with that of the entire existing neighborhood.
 - a. The existing design consists of varied and interesting wall relief. There are no long uninterrupted wall spaces. Although the garages are in the front, garage corners are uniquely constructed at filleted angles. Each unit is designed with a bay window in the front. The gabled roof above the bay window is accented with varied siding, color, and octagonal vent. Side walls are horizontally 'stepped'. Stairwells project in a cantilevered style for interesting relief on the side of each unit. The upper story of each unit is cantilevered to provide vertical relief at the rear.
 - b. Each unit is constructed with dual pane exterior windows throughout, and are believed to have R-11 exterior wall insulation and R-30 attic insulation.
 - c. Each unit has a partially enclosed and private concrete patio area at the rear of the garage. A partition wall divides the two patios providing privacy. The area of each patio area is 8' x 12'. There is additional private area at the rear of each unit.
 - d. Please see item a. above for a discussion of wall articulation. In short, use of 'stepped' exterior walls, bay windows, garage fillet corners, cantilevers, and gable roof features provide interesting architectural appeal.
 - e. As noted in item 9, the siding is finish-surface hardboard with a horizontal shiplap appearance. The trim and fascia are painted wood. The roof is composition shingle.
 - f. The roofs are gable style throughout. The two units are offset creating a staggered ridgeline. Chimneys provide relief to roof area.
 - g. The windows are rectangular shaped throughout. The unit design includes front bay windows.
 - h. The front door of each unit is a single door made of solid core wood. The patio door is a glass slider but it is screened from view to the street.
 - i. n/a
 - j. The front concrete patio adjacent to each unit is readily accessible through a screened sliding glass door and utilizes the private space between the garage and the front of the unit. The entryway is partially covered by eaves.
 - k. Please see item 9 above. Garage doors would be matching, recessed, and an approved type.


 James T. Menesez
 Project Coordinator

9-28

September 23, 2005

San Luis Obispo County
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: SUB2005-00029 / CO05-0192 - Chandler Parcel Map

This letter is intended to address Item #7 Noise Attenuation.

- 1) The Union Pacific Railroad right-of-way is located approximately 25 - 30 feet below street level of the subject site.
- 2) A bluff exists between the immediate subject neighborhood and the Union Pacific right-of-way. This bluff is located in the line of sight and buffers the adjacent neighborhood improvements from a substantial amount of sound.
- 3) The subject property is located on the "non train track" side of the street. Residential improvements which actually back to the Union Pacific Railroad right-of-way are located across the street from the subject creating an additional effective buffer.
- 4) Both of the subject units have 1 car garages constructed in front of the actual living areas and also serve to buffer the subject from noise.
- 5) Both of the subject units have been engineered with double pane windows throughout.
- 6) These units are believed to have 3 ½" stud walls, ½" drywall with R-11 in the walls and R-30 in the ceilings.
- 7) Shrubbery hedges located in the front yards of both units also act as buffers.

Several multi-family dwellings in the immediate subject neighborhood have been converted to condominium with county approval. Specifically, units located across the street from the subject, which actually back to the Union Pacific Railroad right-of-way have converted without any physical building modification requirements for noise attenuation.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Mark Chandler", with a long, sweeping line extending from the end of the signature towards the right.

Mark Chandler
Owner



7-29-10
E.K.
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
JUL 27 2005

8:25
VICTOR HOLANDA, AICP
DIRECTOR

BY:
THIS IS A NEW PROJECT REFERRAL

DATE:

7/22/05

TO:

Parks

FROM:

North Co. Team
(Please direct response to the above)

Chandler

CO 05-0192

SUB 2005-00029

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

Parcel Map w/CLUP. 2-unit condo
located on a 6,683 s.f. lot off Brewer St. in
Templeton. APN: 041-091-038.

Return this letter with your comments attached no later than:

8/8/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES

NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

NOT CDF JURISDICTION.

T.C.S.D

Date

Name

Phone



ECK

7-3010

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

7/22/05

TO:

Leonard & Son

FROM:

North Co. Team

(Please direct response to the above)

Chandler

CO 05-0192

SUB 2005-00029

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

Parcel Map w/ CUP. 2-unit condo
located on a 6,683 s.f. lot off Brewer St. in
Templeton. APN: 041-691-038.

Return this letter with your comments attached no later than:

8/8/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Tract 845 - Lot #14 - Legal Parcel - note: Map notes
City of Atascadero. Recommend revision to delete city reference.
NO COMMENT RYM

Date

7-26-05

Name

Jo S. Mauser

Phone

x 4/660



Eck

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JUL 25 2005

VICTOR ROLANDA, AICP
DIRECTOR

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

AIR POLLUTION CONTROL DISTRICT
THIS IS A NEW PROJECT REFERRAL

DATE:

7/22/05

TO:

APCD

FROM:

North Co. Team

(Please direct response to the above)

Chandler

CO 05-0192

SUB 2005-00029

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

*Parcel Map w/ CUP. 2-unit condo
located on a 6,683 s.f. lot off Brewer St in
Templeton. APN: 041-091-038.*

Return this letter with your comments attached no later than:

8/8/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES
NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO
YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

No comment

26 July 05
Date

Name

Aaron Arlin Genet

781-5998
Phone

7-32

EXHIBIT B

CONDITIONS OF APPROVAL FOR CO 05-0192, CHANDLER/WILSON

Approved Project

This approval authorizes the division of a _____ acre parcel into _____ parcels of _____ **acres / square feet** each.

Access and Improvements

☐ Roads and/or streets to be constructed to the following standards:

- a. _____ constructed to a _____ section within a _____ foot dedicated right-of-way.
- b. _____ widened to complete a _____ section fronting the property.
- c. _____ constructed to a _____ section from the property to _____ (minimum paved width to be _____ feet).

☐ The applicant offer for dedication to the public by certificate on the map or by separate document:

- a. For future road improvement _____ feet along _____ to be described as _____ feet from the recorded centerline.
- b. For future road improvement _____ feet along _____ to be described as _____.
- c. For road widening purposes _____ feet along _____, to be described as _____ feet from the recorded centerline.
- d. The _____ foot road easement as shown on the tentative parcel map with a _____ foot radius property line return at the intersection of _____.
- e. A _____ foot radius property line return at the intersection of _____.
- f. The _____ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

- 7-33
- ☐ The intersection of _____ and _____ be designed in accordance with California Highway Design Manual.
 - ☐ Access be denied to lots _____ from _____ and that this be by certificate and designation on the map.
 - ☐ The future alignment of _____ shall be shown on the map as reserved for future public right-of-way.
 - ☐ A private easement be reserved on the map for access to lots _____.
 - ☐ A practical plan and profile for access to lots _____ be submitted to the Department of Public Works and the Department of Planning and Building for approval.
 - ☐ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

- ☐ Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Trail plan, to be approved jointly with the Park Division.
- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- ☐ The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
- ☐ If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
 - a. Submit a copy of all such permits to the Department of Public Works OR
 - b. Document that the regulatory agencies have determined that said permit is no longer required.

Drainage

7-37

- ☐ _____ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- ☐ The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.
- ☐ Submit complete drainage calculations to the Department of Public Works for review and approval.
- ☐ If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
- ☐ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. granted to the public in fee free of any encumbrance.
 - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
 - c. reserved as a drainage easement in favor of the owners and assigns.
- ☐ If a drainage basin is required, a zone of benefit be formed within _____ for maintenance of the drainage basin. Application to be filed with the The Department of Public Works Administrator.
- ☐ If a drainage basin is required, this development be annexed to _____ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.
- ☐ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program. *Provide WQID # to County*

Wastewater Disposal

- ☐ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. (Parcel(s) _____, only).
- ☐ A community septic system shall be installed with a centralized leaching area and shall have a 100% or greater additional expansion area. The area for the community septic tank system and disposal area shall **be granted in fee on the map to the appropriate maintenance agency for maintenance with the right of ingress and egress / shall be kept as open space within easement for sewage treatment purposes granted to a homeowner's association.** Impervious paving over a disposal area is not considered acceptable.

7-35

- ☐ A long term community septic tank and disposal area maintenance plan be submitted to the the Department of Public Works and Health Department and the Regional Water Quality Control Board for review prior to the filing of the final parcel or tract map.
- ☐ The community sewage system shall be designed by a Registered Civil Engineer and operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. A waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final parcel or tract map.
- ☐ This land division shall be annexed to _____ prior to the filing of the final parcel or tract map for **water service/water and sewer service/sewer maintenance/community septic system maintenance/**_____.

Soils Report

- ☐ A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.
- ☐ Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

Utilities

- ☐ Electric and telephone lines shall be installed **underground / overhead**.
- ☐ Cable T.V. conduits shall be installed in the street.
- ☐ Gas lines shall be installed.
- ☐ A _____ feet public utility easement on private property along _____, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

Design

- ☐ The lots shall be numbered in sequence.
- ☐ The _____ on lot _____ be removed or brought into conformance with the **Land Use Ordinance / Coastal Zone Land Use Ordinance** prior to filing the final parcel or tract map. A demolition permit may be required.
- ☐ The lot area of _____ shall contain a minimum area of _____ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22/23.04.021).

- 17-36
- ☐ The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Vector Control and Solid Waste

- ☐ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet **Land Use Ordinance / Coastal Zone Land Use Ordinance** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Protection

- ☐ Provide minimum fire flow of _____ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.
- ☐ The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
- ☐ Designate a fire lane within all the driveway areas. This lane to be minimum width of twenty (20) feet. *(USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)*

Parks and Recreation (Quimby) Fees

- ☐ Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total ***number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.***
- ☐ For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

Affordable Housing Fee

- ☐ Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Easements

- 17-317
- ☐ The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
 - ☐ An open space easement be recorded for the open space parcel(s). It is to be held ***in single ownership / in common by the Homeowner's Association / or transferred to a public trust or conservancy agency approved by the Department of Planning and Building***. The open space parcel is to be maintained as such in perpetuity.

Landscape Plans

- ☐ ***If a drainage basin*** is required, then submit detailed landscaping plans in compliance with Section 22/23.04.180 et seq. to the Department of Planning and Building for review and approval prior to filing of the final parcel or tract map. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
 - a. Drainage basin fencing. (*ONLY USE IF THE DRAINAGE BASIN HAS A DEPTH OF 2 FEET OR GREATER AS MEASURED FROM THE TOP OF THE RIM TO THE LOWEST PORTION OF THE BASIN*)
 - b. Drainage basin perimeter landscape screening. (*ONLY USE FOR FENCED BASINS*)
 - c. Landscaping for erosion control.
- ☐ All approved landscaping shall be installed or bonded for prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within _____ days of completion of the improvements.

Mitigations PUT ANY MITIGATIONS FROM DEVELOPER STATEMENT HERE **ONLY IF THEY CAN BE COMPLETED PRIOR TO THE RECORDATION OF THE MAP**

- ☐ _____
- ☐ _____

Additional Map Sheet

- ☐ The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

CHOOSE APPLICABLE PROVISIONS

- a. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of drainage basin fencing in perpetuity.
- b. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of ***drainage basin / adjacent*** landscaping in a viable condition on a continuing basis into perpetuity.
- c. That secondary dwellings shall not be allowed on ***all lots within the land division / on lots*** _____.

- 38
- d. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
 - e. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
 - f. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
 - g. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
 - h. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on the additional map and note the required building restriction in the on the sheet.
 - i. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
 - j. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated _____ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
 - k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. *(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)*
 - l. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
 - m. PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE **ONLY IF THEY GO BEYOND RECORDATION OF THE MAP** _____

Covenants, Conditions and Restrictions

7-34



The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

CHOOSE APPLICABLE PROVISIONS

- a. On-going maintenance of drainage basin fencing in perpetuity.
- b. On-going maintenance of **drainage basin / adjacent** landscaping in a viable condition on a continuing basis into perpetuity.
- b. Maintenance of drainage basin landscaping.
- c. Maintenance of common areas.
- d. Secondary dwellings shall not be allowed.
- e. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
- f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- h. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on an exhibit attached to the CC&R's. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year.
- i. Maintenance of all local streets within the subdivision until acceptance by a public agency.
- j. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.
- k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. (ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)
- l. _____

Low Cost Housing (USE IN COASTAL ZONE ONLY)

- ☐ Provide _____ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the _____ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

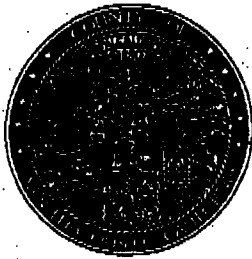
Miscellaneous

7-00



This subdivision is also subject to the standard conditions of approval for all subdivisions using **community water and sewer / community water and septic tanks / individual wells and septic tanks**, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

- ☐ A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- ☐ Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
- ☐ Prior to the sale of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.
- ☐ All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.



San Luis Obispo County
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/22/05
TO: Templeton CSD
FROM: North Co. Team
(Please direct response to the above)

Chandler
CO05-0192
SUB 2005-00029
Project Name and Number

Development Review Section (Phone: 788-2009) OR ASK THE SWITCH-BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: Parcel Map w/CLUP. 2-unit condo
located on a 6,683 s.f. lot off Brewer St in
Templeton. APN: 041-091-038.

Return this letter with your comments attached no later than: 8/8/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

X YES
NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

X NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

See attached letter

7-27-05
Date

Greg O'Sullivan
Name

434-4911
Phone



7-92
206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

7-27-05

Department of Planning and Building
San Luis Obispo County Planning and Building
County Government Center
San Luis Obispo, CA 93408
Attn: North County Team

The Templeton Fire Department has reviewed a project referral for a proposed condo conversion to be located in Templeton. This project is being proposed by Mark and Julie Chandler with a SLO County project number of CO05-0192. In order to meet the requirements of the California Fire Code, as amended, the Templeton Department will require the following:

- 1) Smoke detectors are required in all bedrooms and adjoining hallways in existing portion of the condo.
- 2) Street address numbers shall be installed so to be easily seen from the public street. Minimum standards are 3-inch in a contrasting color to the surface which the numbers are attached.

Should you have any further questions, please do not hesitate to call.

Respectfully,


Greg O'Sullivan
Fire Chief



ECh

7-43 to

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JUL 25 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/22/05
FROM: PW
FROM: North Co. Team
(Please direct response to the above)

Chandler
CO 05-0192
SUB 2005-00029
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Parcel map w/ CUP. 2-unit condo
located on a 6,683 s.f. lot off Brewer St. in
Templeton. APN: 041-691-038.

Return this letter with your comments attached no later than: 8/8/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
? YES
NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
✓ NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

NO TITLE REPORT. NO INDICATION TENANTS WERE NOTIFIED 60 DAYS PRIOR TO FILING
THE TENTATIVE MAP. PW HAS NO CONCERNS WITH THE CONVERSION ITSELF.
STOCKS ATTACHED.

16 AUGUST 2005
Date

Goodwin
Name

5252
Phone

TEMPLETON COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS
John T. Gannon, President
Robert Bergman, Vice-President
David Brooks, Director
Judy Dietch, Director
Kevin Hunt, Director



STAFF
William Van Orden, General Manager
Laurie A. Ion, Administrative &
Recreation Supervisor
Jay Short, Utilities Supervisor
Greg O'Sullivan, Fire Chief

P.O. Box 760 • 420 Crocker Street • Templeton, California 93465 • FAX (805) 434-4820 • (805) 434-4900

December 6, 2005

Mr. & Mrs. Mark Chandler
1317 Rubio Lane
San Luis Obispo, CA 93405

RE: WILL SERVE LETTER - (Condo Conversion)
Will Serve Commitment for Water and Sewer Service to Parcel Map
CO 05-0192, 74 and 76 Brewer Street, Templeton, CA

Dear Mr. and Mrs. Chandler:

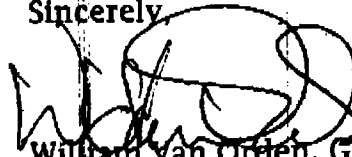
Pursuant to your completed application for water and sewer service for the above-described Assessor's Parcel Number, the Templeton Community Services District hereby provides you with a will serve commitment for 02 water and 02 sewer units for such premises. (One unit of water and sewer is assigned to 74 Brewer with an additional one unit of water and sewer being assigned to 76 Brewer Street.) This will serve commitment is subject to the provisions of District Ordinance No. 93-07, as it may be amended from time to time, and other District ordinances, rules and regulations concerning water and sewer service, as such may be amended from time to time.

This will serve commitment obligates the District to provide water and sewer service to the above premises to the extent that water and sewer service applications for such premises propose no more units of use than are stated above. The will serve commitment is not transferable to any other property. Requests for refunds are subject to the provisions of Ordinances 93-07, as such may be amended from time to time.

At the time that you apply for actual water and sewer service from the District, you will be subject to District ordinances, rules and regulations governing such applications and connections to the District's system. All fees have been paid in full.

If you have any questions regarding this information, please call my office at (805) 434-4900.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Van Orden', written over a horizontal line.

William Van Orden, General Manager

WGV:lai

